



Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
Fax (435) 656-6371
www.washingtoncity.org

AGENDA
WASHINGTON CITY PLANNING COMMISSION
January 21, 2015

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Henrie, Councilman Nisson, Drew Ellerman, Lester Dalton, Kathy Spring, Karl Larson.

Meeting called to order: 5:33 PM

Commissioner Smith excuses Commissioner Martinsen and Attorney Jeff Starkey will be late as he is coming from out of town.

Invocation: Commissioner Papa

Pledge of Allegiance: Commissioner Henrie

1. **APPROVAL OF AGENDA**

A. Approval of the agenda for, January 21, 2015.

Commissioner Papa motioned to approve the agenda for January 21, 2015.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. **APPROVAL OF MINUTES**

A. Approval of the minutes from January 7, 2015.

Commissioner Henrie motioned to approve the minutes from January 7, 2015.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

3. **PRO TEM APPROVAL**

A. Consideration and approve Pro Tem for 2015.

Commissioner Henrie motioned to approve

Commissioner

Motion passed unanimously.

4. **DECLARATION OF ABSTENTIONS & CONFLICTS**
NONE

5. FINAL PLAT

- A. Consideration and recommendation to City Council for The Meadows at Stucki Farms Phase 4 Final Plat located at approximately 4700 South (Marlberry Way) and Washington Fields Road. Applicant: Karl Larson

Background

Mr. Ellerman stated the applicant is requesting approval of a final plat for The Meadows at Stucki Farms, Phase 4 subdivision, located at approximately 4700 South (Marlberry Way) and Washington Fields Road. This particular subdivision is proposing 14 lots on an area covering 4.598 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Amended Preliminary Plat was approved back on January 14, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for The Meadows at Stucki Farms, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. Note 9 of the General Notes shall be removed before the recording of the final plat. Is not a valid statement.

Commissioner Williams motioned to recommend approval to City Council with the findings and conditions of staff with the removal of note 9 being removed.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

- B. Consideration and recommendation to City Council for The Meadows at Stucki Farms Phase 5 Final Plat located at approximately 4800 South Cattail Way.
Applicant: Karl Larson

Background

Mr. Ellerman stated the applicant is requesting approval of a final plat for The Meadows at Stucki Farms, Phase 5 subdivision, located at approximately 4800 South Cattail Way. This particular subdivision is proposing 11 lots on an area covering 1.824 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Amended Preliminary Plat was approved back on January 14, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for The Meadows at Stucki Farms, Phase 5 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. Note 1 of the General Notes needs to be worded that common areas are to be blanketed with PUE and Drainage Easement, lot lines do not exist as per individual pads.

Commissioner Shepherd asked to clarify the blank unhashed squares on the plat.

Mr. Ellerman answered that it indicated covered parking. There will be covered parking and open parking.

Commissioner Smith asked if there needs to be labeled limited parking.

Mr. Ellerman stated he might consider that and have the developer put that change on the plat.

Commissioner Williams asked if in this phase if there would be vacation rental.

Mr. Ellerman answered no. That will be on another village area.

Commissioner Papa motioned to recommend approval with the findings and conditions of staff with additional condition #7 to remove note 8 from the general notes on the plat.

Commissioner Henrie seconded the motion.

Motioned passed unanimously.

6. CITY CODE ORDINANCE AMENDMENT

- A. Continuation from January 7, 2015 consideration and recommendation to City Council to amend the City Code for Washington City Title 9 Chapter 18 Section 20 regarding signs on Buena Vista Blvd, Telegraph Road, 300 East and Washington Parkway. Applicant: Washington City, Drew Ellerman

Background

Mr. Ellerman stated the City is wishing to amend the City Code for the purpose of promoting orderly commercial signage with regards to the special standards section as

it relates to Buena Vista Boulevard, Telegraph Road, 300 East and Washington Parkway.

Recently the City Council requested that the regulations in this specific section of the sign ordinance be looked at and allow for some expansion of the size and height of signs on larger properties on the above listed streets and roads. The following changes are the outcome of that request: (**note, with corrections from planning commission mtg. of 1-7-15**)

9-18-20: SPECIAL STANDARDS FOR COMMERCIAL SIGNS ON BUENA VISTA BOULEVARD, TELEGRAPH ROAD, 300 EAST AND WASHINGTON PARKWAY:

- A. Scope:** Notwithstanding other provisions of this chapter, this section shall take precedence and imposes additional restrictions for signs within commercial and industrial zones on Buena Vista Boulevard, Telegraph Road, 300 East and Washington Parkway.
- B. Special Standards:** Except for signs along the cross streets of corner lots and along I-15, where they are at least two hundred fifty feet (250') from the rights of way of the above listed streets, freestanding signs are hereby limited to monument type signs with the following design standards:

1. Height: The maximum height of a sign shall not exceed:

- a. Ten feet (10') from adjacent natural grade on lots with a single story building.
- b. Fifteen feet (15') from adjacent natural grade on lots with buildings two (2) or more stories.
- c. Twenty-two feet (22') from adjacent natural grade on developments of three (3) acres to five (5) acres, and having multiple buildings and multiple tenants, of which at least one building has two (2) or more stories.
- d. Thirty feet (30') from adjacent natural grade on developments of five (5) acres or more, and having multiple buildings and multiple tenants, of which at least one building has two (2) or more stories.

2. Size: The maximum size of the sign shall not exceed:

- a. Seventy five (75) square feet for properties with up to one hundred feet (100') of frontage on a public road. An additional one square foot of sign area

may be allowed for each additional two feet of public road frontage, up to a maximum size of one hundred twenty (120) square feet per sign.

b. One hundred twenty-five (125) square feet for developments with multiple buildings and multiple tenants, having more than two hundred feet (200') of frontage on a public road and greater than two (3) acres in size. An additional one square foot of sign area may be allowed for each additional two feet of public road frontage, up to a maximum size of two hundred forty (240) square feet for signs described in B(1)(c) of this Section and up to a maximum size of three hundred sixty (360) square feet per sign as described in B(1)(d) of this Section, with one such sign per public road frontage. Additional signs that meet the requirements as set forth in 9-18-20(B)(4) will be limited to a maximum size of one hundred twenty (120) square feet per sign.

3. Location: Signs must be located on private property and not within any existing or planned public right of way as identified in the city transportation master plan. Signs shall be setback a minimum of:

<u>Signs with height limits of:</u>	<u>Setback from any property line:</u>
ten - fifteen feet (10' - 15')	three feet (3')
twenty-two feet (22')	eight feet (8')
thirty feet (30')	twelve feet (12')

Signs shall not obstruct visibility at driveway entrances and exits, intersections and other public points along the roadway.

With that said, staff is wishing to have our city code amended to add the above listed changes to the Sign ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amendment to the Washington City Code, Title 9, Chapter 18, Section 20, Subsection (A) & (B)(1)(2) and (3) to the City Council, based on the following findings:

Findings

1. To allow for larger signs on larger commercial properties in the restricted/limited areas of Buena Vista Boulevard, Telegraph Road, 300 East and Washington Parkway.

Mr. Ellerman stated Robbie Staheli came to him to request something that would work for Cottontown Village. Mr. Staheli went to a workshop with City Council and they concluded that the sign ordinance should be amended. This amendment is for only the 4 streets listed.

Commissioner Williams asked if there is a picture of the proposal for Cottontown Village.

Mr. Ellerman stated no it would probably not be appropriate to show it at this time because that isn't being present for approval.

Commissioner Shepherd asked if Mr. Ellerman would review the current monument signage.

Mr. Ellerman read the city code for sign, monument. " A Sign which is incorporated into the landscape or architectural design scheme of a development and displays the name of the development and/or the business names(s) within the development. A sign with support posts no more than two feet (2') between the bottom of the sign area and the ground may be considered as a monument sign."

Commissioner Henrie asked Mr. Ellerman to review the pole signage of the city code.

Mr. Ellerman stated a pole sign is a sign that sits on a pole. A monument sign usually sits on the ground.

Commissioner Smith stated a monument sign usually is when the base is bigger than the top of the sign.

Commissioner Papa asked Mr. Ellerman if he has a business would he be allowed for a double monument for a corner business.

Mr. Ellerman stated he would likely work with someone and consider the square footage as one sign. If it is a 45 degree angle it would probably still be one sided.

Commissioner Smith stated this is a public hearing.

No response.

Commissioner Shepherd motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Henrie motioned to recommend approval to City Council the city code amendment with the recommendation of staff.

Commissioner Williams seconded the motion.

Motion passed unanimously.

7. DISCUSSION ITEMS

A. Discussion of Planning Commission Open House.

Mr. Ellerman reviewed the comments that were made on the January 8th open house.

Commissioner Smith stated that this open house was the best-attended open house he has ever been to.

Mr. Ellerman reviewed the map that showed where the public wants or doesn't want any commercial. He stated if there were no commercial, taxes would be raised.

Commissioner Williams stated that with the new bridge there needs to be a light but it is in St George.

Mr. Ellerman discussed potential areas for schools. He stated at the next open house have people place dots where they want commercial and if they don't want commercial put it at the bottom of the map in the St George boundary.

Commissioner Henrie asked if the city has an economic committee.

Mr. Ellerman stated the city manager and the mayor act as the economic development and they do a lot of letters and in Las Vegas there is a convention with a lot of big name commercial that the city attends. He stated he would love to see a major auto area to bring in the tax revenue.

Commissioner Shepherd motioned to adjourn the Planning Commission meeting.

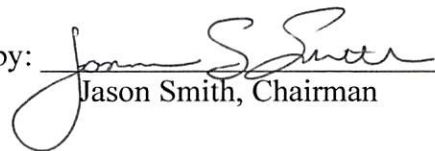
Commissioner Papa seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:13 PM

Washington City

Signed by:


Jason Smith, Chairman

Attested to:


Kathy Spring, Zoning Technician